

# FLEX BUILDING DEVELOPMENT SITE

CAYER LANE | COLUMBIA, TN

OFFERING MEMORANDUM



APPROXIMATE PARCEL OUTLINE

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# EXCLUSIVELY LISTED BY:

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# PROPERTY OVERVIEW



**\$2,850,000**

LIST PRICE



**CAYER LN**

COLUMBIA, TN 38401



**±8.40 AC**

LOT SIZE

## THE OPPORTUNITY

Matthews Real Estate Investment Services™ is pleased to present the opportunity to purchase the Cayer Lane development site in Columbia, TN. Comprised of over eight acres on Cayer Ln, this prime multi-building flex development opportunity is positioned within a PUD that is permitted for one 7,500 SF building, one 11,250 SF building, two 9,000 SF buildings, and two 6,000 SF buildings. Given the combination of consistent demand and low vacancy in sub-10,000 SF flex spaces across the region, this development site provides an invaluable opportunity for an investor to deliver coveted product to one of the fastest growing submarkets of Middle Tennessee.

## PROPERTY HIGHLIGHTS

- **STRATEGIC LOCATION** – This property is positioned strategically in the Maury County Submarket. Located on Cayer Lane, this property is several minutes from Spring Hill and approximately eight miles from downtown Columbia.
- **PROXIMITY TO I-65** – Located in one of the primary industrial corridors of the Nashville MSA, the property is positioned just minutes away from I-65 (±7.3 miles away).
- **STRONG DEMOGRAPHICS** – Within the surrounding 5 miles, the population is projected to grow steadily over the next 5 years and boasts over \$502 million in consumer spending. (Source: CoStar.com).
- **FAVORABLE MARKET TERMS** – The Maury County submarket has trailing 12-month rent growth coming in at 5.40% (Source: Costar.com) and located in the heavily trafficked Highway 31, Highway 396, and Highway 412.

# RENDERINGS

DISCLAIMER: CONCEPTUAL RENDERINGS ONLY



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# AREA OVERVIEW



## COLUMBIA, TN

Columbia, Tennessee, affectionately known as ‘Muletown’, is a town located just south of Nashville, offering a delightful blend of history and modern appeal. At the heart of Columbia lies the quintessential Southern Town Square, with its iconic Courthouse standing proudly as a historic centerpiece. This classic town square is surrounded by Main Street that has become a lively hub of activity, featuring an eclectic mix of trendy shops, gourmet restaurants, craft breweries, and inviting tap rooms.

The downtown area, with its friendly atmosphere and historic architecture, is a magnet for both locals and visitors. You’ll find everything from cozy coffee shops and vintage record stores to charming bookshops, pie parlors, and chic boutiques. The area is perfect for leisurely strolls, where you can enjoy unique finds and indulge in delicious eats. The town hosts a variety of special events and festivals throughout the year that showcase its vibrant community spirit. One of the most notable is the long-standing Mule Day celebration in April, a time-honored tradition that draws visitors from near and far to celebrate Columbia’s rich agricultural history.

Adjacent to the historic downtown is the burgeoning Columbia Arts District, where you can explore an array of galleries and artistic venues. Columbia is also proud of its connection to American history, being the ancestral home of U.S. President James K. Polk. For those who enjoy the great outdoors, the scenic Duck River is a highlight, meandering around the edge of downtown. Renowned for being the most ecologically diverse river in North America, it offers numerous opportunities for nature enthusiasts to explore and enjoy.

In Columbia, you’ll find a perfect blend of good eats, great finds, live music, and plenty of relaxing options. Whether you’re seeking a delicious meal, a unique shopping experience, or simply a place to unwind, Columbia offers something for everyone. With its array of coffee shops, vintage stores, pie shops, tap rooms, breweries, barber shops, spas, boutiques, antiques, and more, a trip to this charming town promises to be a memorable experience.





SPRING HILL HIGH  
1,204 STUDENTS

THE CROSSING OF SPRING HILL



± 24,300 VPD

ultium  cells

- Battery cell manufacturing facility is expected to employ 1,700 people when it begins production in January 2024
- The 2.8 million square foot facility is a joint venture between General Motors and LG Energy Solution



Largest GM facility in North America with over 3,000 employees



 SUBJECT PROPERTY

APPROXIMATE PARCEL OUTLINE

 **LENNAR AT DRUMWRIGHT**  
NEW CONSTRUCTION HOUSING DEVELOPMENT

 **MAURY REGIONAL HEALTH**

 **THE RETREAT AT ARDEN VILLAGE**  
228 UNITS

 **CITY LIMITS SPRING HILL APARTMENTS**  
254 UNITS

 **CREST AT ARDEN VILLAGE**  
48 UNITS

 **LEGACY COFFEE CO.**

 **PEPPERCORN**

 **ANIMAL CARE CENTER of Carters Creek**

**±95.29 - AC RESIDENTIAL DEVELOPMENT**  
**400+ HOMES**

 **EMBERS TAVERN & GRILLE**

 **31**

**± 24,300 VPD**

 **NASHVILLE KRAV MAGA**

 **BURGER KING**

 **BIG FIVE FITNESS**

 **BEASLEY'S YARD**

 **SUBJECT PROPERTY**

**APPROXIMATE PARCEL OUTLINE**





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Cayer Ln, Columbia, TN 38401** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

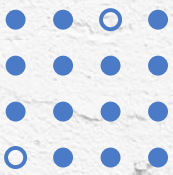
Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

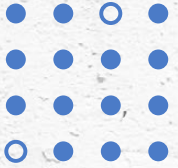
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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